

Exploration of the Protection and Renewal of Shanghai Historical and Cultural Areas - A Case Study of Guangming Street in Bao Town

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Abstract: Protection of historical and cultural areas is of great significance to sustainable development of the city of Shanghai. The suburban historical and cultural areas bear regional characteristics and cultural values that the ones in the city center do not have. Therefore, the protection and renewal of the suburban historical cultural areas should be paid attention to. This paper sorts out relevant literature in the field of historic preservation; analyzes practical cases and explores protection framework of historical and cultural areas. Taking Guangming Street Historical and Cultural Area in Bao Town, Shanghai as an example, this paper makes an in-depth protection planning of the area from five aspects: land use, architecture, roads and streets, public space and local culture based on the problems shown in the current situation of the area. In the end, strategies regarding implementation and management of protection planning are put forward to support sustainable development and active utilization of the suburban historical and cultural areas.

Keywords: historical and cultural area; protection planning; Guangming Street; sustainable development

1. Introduction

Historical and cultural areas act as a significant role in sustainable development of a city, which can reflect the importance that a city attaches to the inheritance of its history and culture, as well as highlight the core competitiveness of the city. The central government has repeatedly made important instructions on the preservation of historical heritage, and put forward constructive suggestions on the protection and renewal of historical and cultural areas in the context of today's inventory planning. Shanghai Historical and Cultural Area refers to an area where historical buildings are relatively concentrated, and the features, spatial patterns of the buildings, block landscape reflect regional cultural characteristics of a certain historical period during the development of Shanghai [1]. The establishment of 44 historical and cultural areas in Shanghai has played a positive role in promoting the protection of the city's historical heritage. However, compared with the ones in downtown areas, 32 historical and cultural areas in the suburbs and Pudong New District have received less attention and protection measures so far. Although the population density and contradiction between people and land are relatively low in the suburbs, especially in the outer suburbs represented by Chongming, Jinshan, Fengxian, etc. Due to the low level of local economic development, the attention and support given to historical and cultural areas is insufficient. As a result, the protection of suburban historical and cultural areas has been lagging behind the ones in the city center, and a series of problems have emerged, which are worthy of further discussion.

At present, there are some problems in the development of historical and cultural areas, such as the decaying feature of architecture and traditional streets, ill-equipped supporting facilities and the lack of internal renewal power, especially in the suburbs of Shanghai. Shanghai is a metropolis, in the process of its industrialization and internationalization, it is inevitable to neglect the preservation of some historical heritage. Therefore, from now on, planners, policy-makers, construction personnel as well as the public should pay more attention to the protection and renewal of historical cultural areas.

2. Research Progression of the Protection and Renewal of Shanghai Historical Cultural Area

In 1984, Shanghai Municipal Planning Bureau proposed the idea of protecting historical buildings in downtown area in groups, which became the initial conception of the concept of historical and

cultural areas [2]. In 1991, Shanghai Municipal Planning Bureau began to organize the compilation of the protection planning of the famous historical cultural city of Shanghai and demarcated 11 historical and cultural areas in the city center, emphasizing the importance of the protection of historical cityscape. In 2002, the government clarified the concept and relevant requirements of the historical and cultural areas in the Regulations of the Protection of Historical and Cultural Areas and Remarkable Historical Buildings in Shanghai, carrying out demarcation and protection work for 44 historical and cultural areas in Shanghai (see Fig.1). The historical and cultural area in Shanghai has a total area of 41 square kilometers, of which about 27 square kilometers are located in the central city and 14 square kilometers in the suburbs. During the period of protection and renewal of these areas, a large number of historical sites and cultural relics have been protected.

Many domestic scholars have studied historical and cultural areas from multiple perspectives, including protection strategy, planning and design, evaluation and analysis, development and construction, regeneration and renewal, etc. In 2006, Shen Jingyan explored the possible problems existing in the overall development of urban spatial form in historical cultural area and proposed relevant design strategies [4]. Zhou Jian, Liang Jie et al. explored the relationship between the compilation and management of protection plans in historical cultural area in 2007 [13]. Chen Fei and Ruan Yisan conducted an overall study of the historical cultural areas in downtown of Shanghai in 2008 from five aspects: architecture, spatial characteristics, function, texture and culture, and classified them into five categories: traditional culture, special history, public activities, Shanghai life, and Jiangwan historical and cultural area, and summarized the protection planning measures for each of them [3], which not only pioneered the study of the overall classification of downtown Shanghai's historical and cultural areas, but also provided reference for the study of historical cultural areas in other regions in China. Pu Yapeng et al. adopted low-carbon technologies to renovate the Hengfu Historic Conservation Area in 2012 [6]. In 2013, Zhang Lin and Liu Binyi analyzed 12 historical cultural areas in the old city based on long-term research, and proposed to take them as a development model of tourism resources [14]. Shi Cheng studied the traffic system in historical cultural areas in 2014 and proposed a strategy to further refine the organization of traffic to maintain the existing landscape pattern [15]. In 2016, Rui Zhang proposed a hierarchical and gradual conservation strategy, using a combination of "point, line and plane" initiatives to implement conservation [16]. In 2017, Zhou Ke and Wu Feiqiong took the protection plan of Hengfu's historical and cultural area in Shanghai as an example to evaluate the feedback from multiple parties from a quantitative perspective [8]. Wu Wenzhi analyzed the culture, architecture, space, tourism and other aspects of Tilanqiao historical and cultural area from the perspective of value composition, and proposed that attention should be paid to the development and protection of historical cultural area in the process of urbanization [10]. In 2018, Sha Yongjie carried out research on the renewal protection plan of Hengfu historical and cultural area [5]; Hu Sen took the demolition of unauthorized buildings on Yongkang Road in Hengfu historical and cultural area as an example to sort out the difficulties of the protection and regeneration of historical cultural areas from the perspectives of interests, ideas, methods and urban regeneration, putting forward relevant suggestions for adaptive reuse [12]. Mo Xia and Wang Jian discussed the renewal and conservation of the Zhangjia Garden in Shanghai, and proposed strategies to prioritize the conservation of historical buildings, protect public elements and stimulate the vitality of the area [11]. In 2019, Su Rongrong explored the problems in the renewal planning of Shanghai's historical cultural areas and proposed a diversified transformation of the quality improvement path [1]. Yu Fei and Cao Yongkang constructed a system for assessing the value of historical buildings in their study on the protection and renewal of the historical and cultural areas [7]. In 2021, Zhou Jian and Ge Yan et al. evaluated the implementation of conservation planning in Shanghai Hengfu Area in terms of demand, tangible and intangible, technology, space and practice, making recommendations for conservation renewal at the levels of planning technology, implementation and later management monitoring [9]. Foreign scholars have done earlier research in this field, N. Lichfield believed that in the development of historical cultural blocks, they should not only be properly protected, but also be proper developed and utilized [17]. K. Meethan believed that in the process of development and conservation of historical blocks, festivals can be planned to show to the public to make people better acquainted with their values [18].

Although Shanghai has made progress in planning regulations, planning design, and planning management in the conservation and renewal of historical cultural areas, the current research results mainly focus on the historical cultural areas in the central city, while the research on those areas outside the city center mostly focuses on the introduction of basic information, few studies mention the problems and countermeasures in the preservation of the suburban historical cultural areas [19]. This paper will analyze the protection work of three historical and cultural areas with different locations and features: Hengfu area, the Old City of Shanghai and Nan Qiaotang in Zhuanghang Town to provide

reference for the protection and renewal planning of Guangming Street historical and cultural area in Bao Town, Chongming District.

3. Case study of the Protection and Renewal of Shanghai Historical Cultural Areas

The historical and cultural areas in downtown Shanghai have a long history, rich cultural heritage, and more internal and external influencing factors, hence, the exploration of their preservation planning can increase the reference for the protection and renewal of similar areas [20]. The work of Hengfu Historical and Cultural Area focuses on "quality improvement", and it has achieved excellent results in revitalizing historical buildings, improving the appearance of streets, addressing livelihood issues, excavating cultural resources, and improving the complementary system, thus it provides certain reference for the preservation planning of more historical cultural areas. There are many shack-dwellers in the Old City of Shanghai, ancient city center of Shanghai, where living conditions are unsatisfactory. The analysis of preservation measures from the perspective of cultural life is of great importance to the living environment renovation and development of this area [21]. Historical and cultural area of Nan Qiaotang in Zhuanghang Town exhibits a series of problems in the protection and renewal planning, which are quite representative in many suburban areas.

3.1 Exploration of the Protection of Hengfu Historical and Cultural Area

With an area of 7.75km², Hengshan Road - Fuxing Road Historical and Cultural Area is the largest historical cultural area in downtown Shanghai. Its scenes reflect Shanghai traditional culture. The architectural forms in Hengfu historical and cultural area are mainly alleyway houses and garden houses, and there are also many revolution sites and former residences of celebrities. The street scale there is relatively comfortable and its height-width ratio is less than 1:1. Hengfu historical and cultural area is the first area in Shanghai to make a comprehensive plan according to relevant regulations that has been successfully implemented, which bears pioneering and innovative significance for later related research.

The protection and renewal of Hengfu historical and cultural area adheres to the principle of integrity, authenticity, sustainability and classified protection, which adopts the systematic protection measures of "point, line and plane" for buildings, roads, streets, city texture and environment. In terms of building remediation, buildings are divided into four categories according to their importance: preserved buildings, general buildings, buildings that should be demolished and other buildings, and measures such as reuse and renovation, alteration, demolition are adopted according to their categories. In terms of building height, the method of adjacent height control is adopted, which requires that adjacent buildings should not be higher than the height of surrounding historical buildings that need to be protected. In terms of building density, it is required that the planning building density shall not exceed 10% of the current building density. When it comes to road control, the roads with a relatively concentrated distribution of protected buildings are identified as protected roads, and they are strictly controlled in terms of scale, historical and cultural features in order to preserve its original features. In respect of dynamic traffic planning, the amount of motor vehicle traffic within these areas should be reduced, and walking should be promoted. As for static traffic, the number of parking lots is flexibly provided to meet the parking demand by adapting above-ground and underground, time-phased parking. In the aspect of greening, in addition to ensuring the basic greening rate demand, public green space should be appropriately increased to meet living demands. Greening space, squares and areas with lower building density are jointly developed to form a complete urban public activity network.

3.2 Exploration of the Protection of Shanghai Old City Historical and Cultural Area

The Old City of Shanghai is located at the core area of the present city center, with an area of 199 hectares, it is close to the Bund, Nanjing Road Walkway, and Lujiazui Business Center in Pudong New District. The area of the Old City bears unique cultural features, such as traditional architectures, commercial religions, classical gardens, traditional foods and folk crafts. Until now, the area retains the traditional texture shows the characteristics of towns in Jiangnan area including high building density, dense road network, appropriate street scale. Numerous religious buildings, residential houses and commercial markets with Chinese traditional landscape features are distributed in the area, witnessing the development of Shanghai for more than 700 years, which not only become the historical evidence of traditional living culture in the late Qing Dynasty and early Civil War period, but also the evidence of Shanghai's development in the aspects of economy, politics and society. The protection planning of

this area provides reference for methods of living atmosphere enhancement and local business development.

3.3 Exploration of the Protection of Nan Qiaotang in Zhuanghang Town

Nan Qiaotang Historical and Cultural Area is located in Zhuanghang Town in the northwest of Fengxian District, with a protected area of 23.56 hectares. Its overall historical and cultural features are well preserved, manifesting the patterns of Jiangnan Water Town, with residential buildings mainly from the late Qing Dynasty and early Ming Dynasty. Many street spaces, historical buildings and structures in this area have certain historical value, such as Dongxi Street, Henan Street, Tung Hing Tower and Huifu Garden, stone archway and ancient bridges, etc.

The protection and renewal of the Nan Qiaotang Historical and Cultural Area is also carried out in three aspects: "point, line and plane". In terms of historical building conservation, they are divided into protected historical buildings and preserved historical buildings according to their current conditions. The buildings with natural damage and loss of historical and cultural features are protected to different degrees. Most of them retain their original volume and waterfront street feature, and the original spatial texture relation is well-preserved. In terms of protection of waterways and streets, the water system of Nan Qiaotang and traditional streets have great protection value. The preservation of its water system network has laid foundation for the overall spatial pattern of the historical and cultural area, and becomes an important historical element of this area. In terms of space nodes, since protective measures have been adopted in the area, important space nodes have been better protected and developed, and many ancient monuments have been reconstructed, such as the Yuxiu Bridge, which can attract more tourists.

In the protection planning of different types of historical and cultural areas, the planning principles are similar, however the main emphasis of the work differs. For example, Hengfu historical and cultural area is well preserved, rich in historical elements and has received much attention. Its protection work can be carried out in accordance with the framework of conservation planning. How to create historical space, restore the city texture or reduce outer disturbance using appropriate techniques will be the main content of further research. As for the protection of Nanqiaotang, there is a lack of investment in terms of funds and a lag in the renewal and maintenance of historical buildings, so the focus of its protection will be the implementation and management of the planning. How to maintain the integrity of its features and form a positive investment environment will become the main work content. As a special plan, the protection planning of this area not only needs to coordinate the implementation of upper-level planning, but also needs to strictly implement the key content of protection, clarifying and controlling the protection demarcation, objects of protection, building height, street features, land use, etc.

4. The Protection Planning of Guangming Street Historical and Cultural Area in Bao Town

4.1 Overview of the Historical and Cultural Area

Bao Town, as one of the four ancient towns (Qiao, Miao, Bao and Bang) of Chongming Island, has a long history and profound culture. It is said to have been built as an earthen fort during the Ming Dynasty to defend against alien invaders. After that, more and more people settled in this area and the town began to develop. In 2005, the government of Shanghai designated Guangming Street in Bao Town as a historical and cultural area, which is the largest scale historical and cultural area with the largest number of historical buildings and the highest cultural value on Chongming Island. With a history of more than 300 years, the Guangming Street historical and cultural area in Bao Town not only retains traces of relevant historical development, but also carries a rich cultural memory. The scope of the historical area is the area to the east of Baoxing Road, west of Baozhen Middle Road, south of Gongnong Road and north of the Stadium of Bao Town, covering an area of 16.41 hectares.

4.2 Analysis of Characteristics and Problems of the Historical and Cultural Area

Current situation including land use, architectural style, street style and conservation elements has been carefully investigated in order to carry out protection planning compilation later. In terms of land use, residential land, commercial land, land for cultural relics and monuments, and land for cultural facilities are the main uses within this area, while the rest is for commercial, medical and business

purposes (see Fig.2). In terms of architectural style, some residents are affected by the western architecture style and lack of awareness of preservation, so they have built private residences whose style is totally different from traditional ones, causing damage to the overall features. The location of historic buildings in this area is dispersed, leading to a lack of overall coordination when preserving them, which exert negative impacts to creating the overall image of the historical and cultural area. Most of the existing buildings are mainly 1-2 story traditional dwellings, 3-4 story buildings are scattered, 5-6 story buildings are mostly arranged along the road, and a few are located within the core protection area of the historical and cultural area (see Fig.3). In terms of street feature, historical buildings are more concentrated on the both sides of the two traditional streets of Zhengda Street and Guangming Street. The spatial scale and pattern of the traditional streets are well preserved, but the modern residences along the streets and the disrepair of historical buildings jeopardize the image of this area. In terms of protection elements, the protection list has been made to classify historical heritage into officially protected monuments and sites, registered immovable cultural relics and traditional streets (see Tab.1).

Table 1: Information of protected objects in Guangming Street Historical and Cultural Area

Type of Heritage	Name of Heritage	Address
Shanghai District-level officially protected monuments and sites	Du Shaoru's Former Residence	122 Zhengda Street, Bao Town
Registered Immovable Cultural Relics in Chongming District	Gao's Chastity Memorial Archway	148 Zhengda Street, Bao Town
	Gong Shuangfu House	24 Zhengda Street, Bao Town
	Gu's Former Residence	40 Zhengda Street, Bao Town
	Gong's Former Residence	48 Zhengda Street, Bao Town
	Xu Zhangrong's Former Residence	73 Zhengda Street, Bao Town
	Lu Gongyi's Former Residence	20 Zhengda Street, Bao Town
	Huang's Former Residence	67 Zhengda Street, Bao Town
Traditional Streets and Alleys	Guangming Street	North from Gongnong Road, south to Xiangyang Road
	Zhengda Street	North from Xiangyang Road, south to Baozhen South Road

Source: Drawn by the author

4.3 Protection Planning of the Historical and Cultural Area

According to the analysis of the location, land use, development conditions including other potentials of Guangming Street, following the principles of inheritance of culture, sustainable development and people-oriented, it is aimed to build a multi-function historical cultural area mainly for residence, supplemented by commercial services and cultural leisure, and combined with the development of tourism industry on Chongming Island, in order to achieve the dual purpose of protection and utilization. The plan is designed according to the specific layout of residence, commercial services, tourism and other functions, and finally form a planning structure with "one axis, three districts, multi-points" (see Fig.4). According to the information obtained from field survey, resident interviews and the Internet, the plan will be carried out on five levels: land use guidance, building protection and renovation, street renovation, public space creation and culture promotion.

The plan guides land use within the historical and cultural area according to development objectives; converts rural homestead within the area into second-class residential land; integrates and converts scattered commercial office land and public service facility land into second-class residential land. Along the Baozhen Middle Road, local-featured businesses are created, mixed commercial and residential land are arranged to promote the vitality of the area and enhance the quality of cultural tourism. Some commercial land has been retained where the current South Baozhen market on Tongfu Road should be renovated and its surrounding businesses will be partially preserved. In addition, a public parking lot will be added at the intersection of Baozhen Middle Road and Tongfu Road to further strengthen the cultural tourism function of the area (see Fig.5). On the premise of not affecting the overall feature of the area, mix land use should be encouraged within the construction control zone. To revitalize historical buildings, cultural, commercial services, commercial office and other functions should be introduced.

As for the protection of historical buildings, officially protected monuments and sites, registered immovable cultural relics and general historical buildings are protected, repaired, altered, reconstructed

in accordance with the corresponding protection laws and regulations. With reference to the requirements of historic buildings for the height control of the surrounding buildings, and the historical cultural area is divided into 9m height control zone and 12m height control zone according to the height of the eaves, and the total height of the building ridge is controlled on the basis of local architectural features in Chongming. The building height of the historical cultural area generally shows a trend of lower buildings on the inside and higher ones on the outside (see Fig.6). Besides, the current buildings are evaluated in terms of historical and cultural features, and are divided into five classes: immovable cultural relics, historical buildings and traditional buildings, buildings that are in harmony with traditional features, buildings that are incompatible with traditional features, and buildings that conflict with traditional features. Measures are taken to preserve, remediate or demolish buildings respectively according to their feature classes in order to improve overall historical and cultural appearances (see Fig.7, Fig.8). For the protection planning of officially protected monuments and sites and registered immovable cultural relics in the area, detailed protection diagrams should be formulated.

In terms of street preservation, Guangming Street and Zhengda Street are two streets with a high concentration of historical buildings and significant historical and cultural features along the street. Traditional historical buildings on both sides of the street are constructed with different setback, resulting in constant changes of the width of the street section with a range of 3-4 meters. Compared to the high near-line rate of modern pedestrian street, walking in the traditional streets has a visual feeling of spatial staggering. At the same time, buildings along the two streets are mostly one-story sloping-roof traditional houses, with a ratio of building height to street width (D/H) close to 1. At this time, the street space maintains a certain sense of intimacy and enclosure, having a stronger sense of direction and mobility, where it is easy to observe the details of the building façade. Therefore, the design of the building façade has a greater impact on people's feeling of landscape. Accordingly, the protection planning controls traditional streets of Guangming Street and Zhengda Street to maintain their original width and length in order to protect and continue their historical features and spatial scale. In the process of preservation, restoration of hill wall surfaces, gate towers, architectural details such as carvings and inscriptions of historical buildings along the streets should focus on the coordination of the street interface and scale to ensure the continuity and richness of the interface as much as possible. In addition, the style of the newly added structures should be coordinated with the overall historical and cultural features, and building materials and colors should reflect the historical features to ensure the landscape pattern of the original streets.

In terms of public space creation, in addition to taking corresponding protection measures for traditional streets, more public spaces that can be arranged as green areas and squares should also be excavated within the historical cultural area to shape leisure places to meet residents' daily needs and improve the level of cultural tourism services in the area. In order to do that, set setback line along Xiangyang Road and Baozhen Middle Road, the two main roads surrounding the historical cultural area, to 10 meters, so as to rely on the sidewalk and building setback space to provide additional green space and cultural facilities such as exhibition galleries. Along Baozhen middle road, relying on the distribution function of the bus station, it is planned to make use of the vacant land that is formed after the demolition of the buildings with poor appearance and combine with the current square land to create three entrance spaces to enhance vitality (see Fig.9). To promote local culture, an inherited attitude towards the original culture should be adopted. Special activities are to be held in specific periods such as national holidays or tourism and cultural festivals to promote and broadcast the culture of the historical and cultural area, Bao Town and even Chongming Island.

5. Strategies for the Protection of Suburban Historical and Cultural Areas

5.1 Establishing Information Sharing Platform of the Historical and Cultural Area

The preservation and renewal of historical cultural areas lack the process of public release of documents, citizen participation and interaction with the planning administration. In order to draw people's attention and concern to the preservation work, online information platforms should be established such as the development of WeChat mini program and public accounts to deliver information about historic buildings and historical cultural areas to tourists, residents and other stakeholders, such as community administrators and local practitioners. Meanwhile, the contents should be updated on a regular basis and activities such reading club can be carried out, in order to further explore the historical and cultural resources as well as improve the quality of the historical and cultural area. The protection and renewal of important historical buildings such as officially protected

monuments and sites can be broadcasted by public participation, live streaming, documentaries and other methods for publicity, which would popularize the knowledge of historical and cultural heritage as well as raise public awareness of protection, thus accomplish the preservation and renewal work with public participation. In addition, it is necessary to establish a monitoring platform to evaluate the decision implementation process by multiple parties, so that the government can grasp the situation in time and guide the implementation process in a timely manner, while the public can understand the progress of related work, giving their support to multi-governance and multi-participation.

5.2 Establishing Long-term Mechanism for Financial Support

Funding for the preservation and renewal of suburban historical cultural areas usually comes from the government, but it is not enough to rely on the government. Although the government has policies to support the protection of the suburban historical cultural areas, this financial allocation is mainly used for the identification and review work, while fewer funds are used for later renewal and maintenance. In this regard, relevant protection funds, guarantee mechanism and operation organization should be founded through diversified fund raising such as social capital and market capital, utilizing multiple forces to create a stable investment chain. Every few years, the government can also allocate a certain amount of money for preservation objects in need of urgent repair work, in order to make sure the integrity and continuation of the historical cultural area. For residents who renovate their buildings under the requirements of preservation, the government can provide a certain percentage of financial subsidies. Therefore, to ensure a stable financial flow and operating environment, the government as an administrative body can moderately decentralized and play a supportive role; social groups participate in public affairs and jointly renew and revitalize public space; market capital pursues interests while promoting the economic development of the historical and cultural area, in this sense, the three parts can jointly establish a virtuous circle.

5.3 Developing Home-grown Driving Force in the Suburbs

Although the location of the suburbs is far less advantageous than that of the city center, the tourism industry in the suburbs has great potential for development, which can easily lead to the renewal and revitalization of the historical and cultural areas. Most of the suburban historical areas can attract a large number of people just by comprehensive business planning, so the scarce historical and cultural resources can be developed into a highlight of tourism and an icon of the region. Currently, the priority of Guangming Street historical and cultural area in Bao Town is to meet the living needs of the people in the community, but the development of cultural tourism is not well, for business services and other related industries are underdeveloped, thus lack of attractiveness. If we can plan a sound cultural tourism project, we will be able to promote the development and transformation of the business format in the historical cultural area and its surrounding areas, and become a model for sustainable development in the suburbs. Therefore, introduction of industries, function conversion and project planning in suburban-style areas are essential development strategies.

6. Conclusion and Outlook

The protection and renewal of historic and cultural areas is one of the strategies for sustainable urban development, which has reached a worldwide consensus. Mater plan of the city of Shanghai (2017-2035) emphasizes that Shanghai's future development direction should not only move towards international modernization, but take into account the inheritance of traditional culture and the protection of historical heritage as well. The preservation and renewal of Shanghai's historical and cultural areas are not limited to the renewal and transformation of various historical aspects within the area, but takes the historical cultural areas as an integral part of the whole urban system, carrying the city's historical memory while contributing to the evolution of the city's functions in response to the needs of contemporary development.

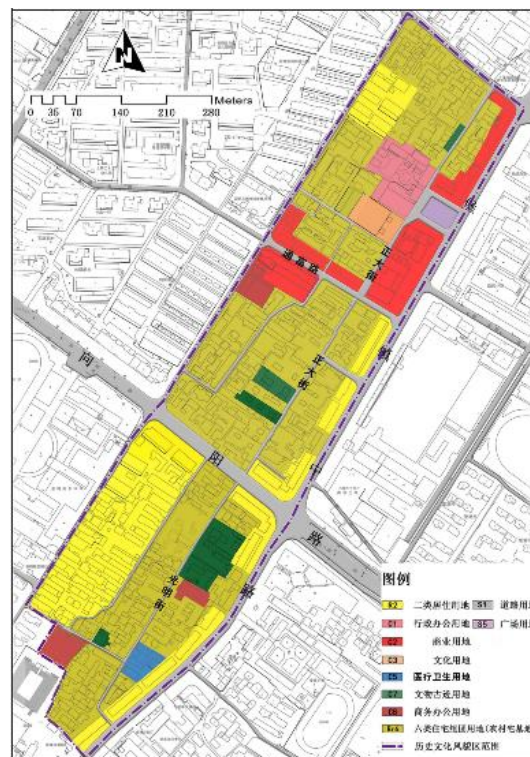
The research on the preservation of historic areas has drawn increasing attention from different kinds of fields, but there are still relatively few studies on the protection of historical and cultural areas in suburban areas in China. This paper analyzes the framework of the protection planning and come up with strategies based on a review of literature and case study of some representative historical and cultural areas. In the practice of protection planning of Guangming Street historical and cultural area in Bao Town, Chongming District, both tangible and intangible heritage of the historical cultural area are systematically investigated and protected. At the same time, with a goal to transform Chongming, a

remote suburban area of the metropolis, from a relatively single-functional agricultural region into a modern tourism island where ecological and humanistic landscapes are gathered, the historical cultural resources of this area can be used as resource endowments for regional development, then the endogenous driving force will generate and in turn spur the development of the historical cultural area, creating a virtuous cycle of two-way interaction. In addition, several implementable strategies are proposed to provide reference for the continuable development of suburban historical and cultural areas.



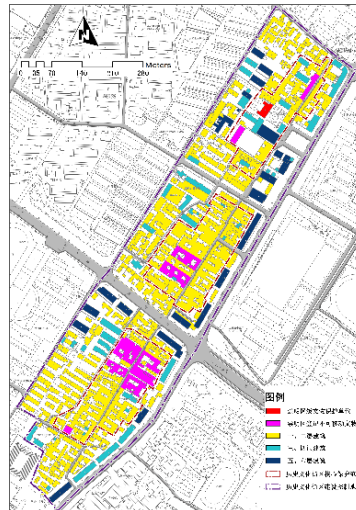
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Figure 1: Distribution of the historical and cultural areas in Shanghai



Source: Drawn by the author

Figure 2: Current land use of Guangming Street Historical Cultural Area, Bao Town



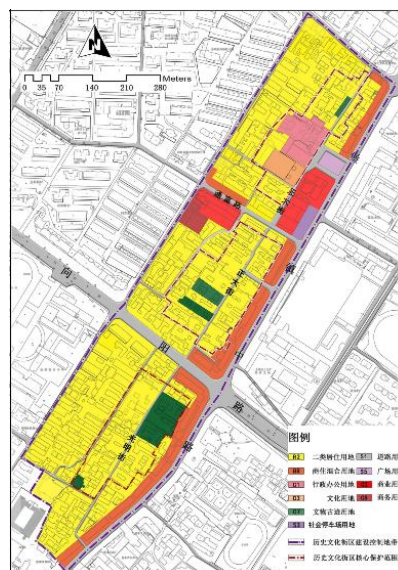
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Figure 3: Storey number of buildings in Guangming Street Historical Cultural Area, Bao Town



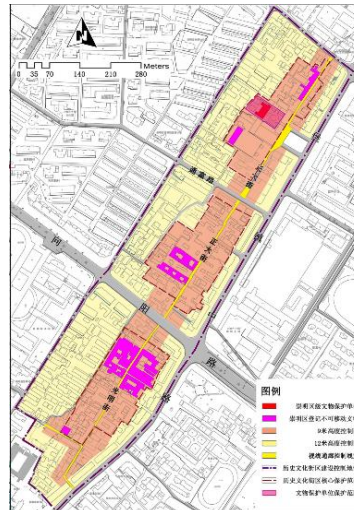
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Figure 4: Protection planning of Guangming Street Historical Cultural Area, Bao Town



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Figure 5: Land use planning of Guangming Street Historical Cultural Area, Bao Town



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Figure 6: Height control zoning of Guangming Street Historical Cultural Area, Bao Town



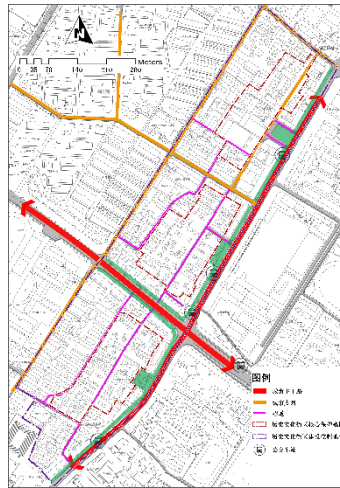
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Figure 7: Evaluation of building feature of Guangming Street Historical Cultural Area, Bao Town



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Figure 8: Classification of buildings in Guangming Street Historical Cultural Area, Bao Town



Source: Drawn by the author

Figure 9: Planning of public space in Guangming Street Historical Cultural Area, Bao Town

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